



Statutory Planning Fee Schedule

1 July 2026

The [Planning and Environment \(Fees\) Regulations 2016](#) and [Subdivision \(Fees\) Regulations 2016](#) set the fees that can be charged by local councils (or other planning authorities and Responsible Authorities) for the services provided under the [Planning and Environment Act 1987](#) and [Subdivision Act 1988](#). These are statutory fees and are not set by Council.

Reference should always be made to the Regulations to obtain the complete wording of individual fee classes, and other regulations.

Fees for permits

Permit applications under Section 47 of the *Planning and Environment Act 1987* (regulation 9)

Class	Type of permit	Fee (GST N/A)
1	Use only	\$ 1,537.00
Single dwelling use or development if the cost of development is		
2	\$10,000 or less	\$ 233.10
3	More than \$10,000 but not more than \$100,000	\$ 734.00
4	More than \$100,000 but not more than \$500,000	\$ 1,502.50
5	More than \$500,000 but not more than \$1,000,000	\$ 1,623.40
6	More than \$1,000,000 but not more than \$2,000,000	\$ 1,744.30
VicSmart applications		
7	If the estimated cost of development is \$10,000 or less	\$ 233.10
8	If the estimated cost of development is more than \$10,000	\$ 500.80
9	Subdivide or consolidate land	\$ 233.10
10	VicSmart application other than Class 7, 8 or 9	\$ 233.10
Other development if the cost of development is		
11	\$100,000 or less	\$ 1,338.40
12	More than \$100,000 but not more than \$1,000,000	\$ 1,804.70
13	More than \$1,000,000 but not more than \$5,000,000	\$ 3,980.70
14	More than \$5,000,000 but not more than \$15,000,000	\$10,146.10
15	More than \$15,000,000 but not more than \$50,000,000	\$29,920.30
16	More than \$50,000,000	\$67,249.40
Subdivision		
17	To subdivide an existing building (other than a class 9 permit)	\$ 1,537.00
18	To subdivide land into 2 lots (other than a class 9 or class 17 permit)	\$ 1,537.00
19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	\$ 1,537.00

20	Subdivide land (other than a class 9, class 17, class 18, or class 19 permit)	\$ 1,537.00
21	To: a) create, vary, or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary, or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	\$ 1,537.00
Other		
22	A permit not otherwise provided for in the regulation	\$ 1,537.00

Fees for amending permits

Applications to amend permits under section 72 of the *Planning and Environment Act 1987* (regulation 11)

Class	Type of permit	Fee (GST N/A)
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land.	\$1,537.00
2	Amendment to a permit to change the statement of what the permit allows or to change any or all the conditions which apply to the permit	\$1,537.00
Single dwelling use or development if the cost of the additional development is		
3	\$10,000 or less	\$ 233.10
4	More than \$10,000 but not more than \$100,000	\$ 734.00
5	More than \$100,000 but not more than \$500,000	\$1,502.50
6	More than \$500,000 but not more than \$1,000,000	\$1,623.40
VicSmart applications		
7	If the estimated cost of any additional development is \$10,000 or less	\$ 233.10
8	If the estimated cost of any additional development is more than \$10,000	\$ 500.80
9	Subdivide or consolidate land	\$ 233.10
10	VicSmart application other than Class 7, 8 or 9	\$ 233.10
Other development if the cost of the additional development is		
11	\$100,000 or less	\$1,338.40
12	More than \$100,000 but not more than \$1,000,000	\$1,804.70
13	More than \$1,000,000	\$3,980.70
Subdivision		
14	Amendment to a permit to subdivide an existing building (other than a class 9 permit)	\$1,537.00
15	Amendment to a permit to subdivide land into two lots (other than a class 9 or 17 permit)	\$1,537.00
16	Amendment to a permit to effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	\$1,537.00
17	Amendment to a permit to subdivide land (other than a class 9, 17, 18 or 19 permit)	\$1,537.00
18	Amendment to a permit to:	\$1,537.00

	a) create, vary, or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary, or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	
Other		
22	Amendment to a permit not otherwise provided for in the regulation	\$1,537.00

Subdivision Fees

Regulation	Description	Fee \$ (GST N/A)
6	Certification of a Plan of Subdivision	\$203.80
7	Alteration of plan under section 10(2) of the Act	\$129.50
8	Amendment of certified plan under section 11(1) of the Act	\$164.10
9	Checking of engineering plans	0.75% of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)
10	Engineering plan prepared by Council	3.5% of the cost of works proposed in the engineering plan (maximum fee)
11	Supervision of works	2.5% of the estimated cost of construction of the works (maximum fee)

Other fees

Regulation	Description	Fee \$ (GST N/A)
10	For combined permit applications	Sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees which would have applied if separate applications were made
12	Amend an application for a permit or an application to amend a permit (Section 57A(3)(a))	a) Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9 b) Under section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below

		c) If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit
13	For a combined application to amend permit	The sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees which would have applied if separate applications were made.
14	For a combined permit and planning scheme amendment Under section 96A(4)(a) of the Act	The sum of the fee(s) for the amendment to the planning scheme (regulation 6) and whichever of the following applies: • 50% of the fee which would have applied if the permit application had been made separately; or • if the permit application is for more than one class of permit (regulation 9), the highest of the fees which would have applied if the permit applications had been made separately.
15	Certificate of Compliance	\$379.90
16	Amend or End Section 173 Agreement	\$768.50
17	Planning Certificates Planning Certificates can be obtained online at www.landata.vic.gov.au . Planning Certificates are official statements of the planning controls that apply to a property. Statements of the zoning and overlays that relate to a planning scheme can also be obtained at no cost in the form of a Planning Property Report from Vicplan (mapshare.vic.gov.au) . These statements do not have the same legal status as Planning Certificate.	
18	Satisfaction Matters Where a Planning Scheme specifies that a matter must be done to the Satisfaction of a Responsible Authority, Minister, Public Authority or Municipal Council	\$379.90

Refer to Council's website for fees relating to Planning Scheme Amendments [Planning Scheme amendment fees](#).

Administrative Fees

Description (*GST Inc)	Fee
AO Sheets per copy	\$ 20.00
A1 Sheets per copy	\$ 16.00
A3 Sheets per copy	\$ 2.20
A4 Sheets	\$ 2.20
Execution of Section 173 Agreement (To amend or end a Section 173 Agreement see Regulation 16 above)	\$ 380.00
Secondary Consent	\$ 775.00
Extension of Time	\$ 775.00
Demolition Consent under Section 29A (<i>Building Amendment (fees) Regulations 2009</i>)	\$ 99.30
Further Compliance Inspection	\$ 160.00
Condition 1 resubmission	\$ 220.00
Pre-Application Meeting - Standard	\$ 360.00
Pre-Application Meeting - Major	\$1000.00
Public Notification (*GST Inc)	
Public Notification Service by Council Contractor (includes 10 letters & one sign)	\$ 500.00
Public Notification Service (includes 10 letters – no sign)	\$ 200.00
Additional Letters	\$ 20.00
Additional Sign (A1)	\$ 80.00
Notification in Local Newspaper Note This is an administrative fee only. The cost of the newspaper publication (determined by the relevant newspaper) will be payable at the time of notification.	\$ 270.00
Planning Information Requests (*GST Inc)	
Planning Information Request – Written Response	\$ 260.00
Copy of Planning Permit and/or Endorsed Plans Search Fee (non-refundable)	\$ 105.00
Copy of Planning Permit	\$ 52.00
Copy of Planning Permit & Endorsed Plans	\$ 103.00
Redaction of Application and Supporting Documents (*GST Inc)	
Redaction of Application Documents (forms, titles and plans).	\$ 250.00
Redaction of any additional supporting document or professional report provided with an application (per document)	\$ 50.00
Checking of redacted documents as submitted by permit applicant	\$ 50.00